

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Belfast Road, 165' E of the *
c/l of Chilcoat Road * DEPUTY ZONING COMMISSIONER
(1210 Belfast Road) *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Stanley J. Hanna, et ux * Case No. 97-338-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1210 Belfast Road, located in the vicinity of I-83 in Sparks. The Petition was filed by the owners of the property, Stanley J. and Charlotte C. Hanna. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 35 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

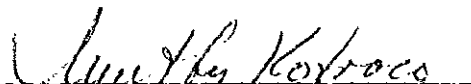
3/12/97
JBP

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of March, 1997 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/12/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 12, 1997

Mr. & Mrs. Stanley J. Hanna
1210 Belfast Road
Sparks, Maryland 21152

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Belfast Road, 165' E of the c/l of Chilcoat Road
(1210 Belfast Road)
8th Election District - 3rd Councilmanic District
Stanley J. Hanna, et ux - Petitioners
Case No. 97-338-A

Dear Mr. & Mrs. Hanna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1210 BELFAST ROAD, SPARKS, MD 21152

97-338-A

which is presently zoned

RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Planned room addition too close to property line.
Unable to seat family in existing living area.
Inadequate space for comfort as parents and seniors.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

STANLEY J. HANNA

(Type or Print Name)

Signature

CHARLOTTE C. HANNA

(Type or Print Name)

Charlotte C. Hanna
Signature

1210 BELFAST ROAD 410-472-4709

Address

Phone No

SPARKS, MD

21152

City

State

Zipcode

Name Address and phone number of representative to be contacted

STANLEY J. HANNA

Name

1210 Belfast Road

410-472-4709

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

R.T.

DATE

2-11-97

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #:

338

ORDER RECEIVED FOR FILING

Date

Affidavit in support of 97-338-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1210 Belfast Road
address
Sparks, MD 21152
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

A planned room addition is five feet too close to the property line.

Thirty-five fee are required and actual distance is thirty feet, as
shown on plat. A room addition will enable us to properly seat our
family when they visit. Existing living area is too small. This
causes a hardship to us as parents and seniors because of inadequate
space for comfort.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Stanley J. Hanna
(signature)
STANLEY J. HANNA
(type or print name)



Charlotte C. Hanna
(signature)
CHARLOTTE C. HANNA
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of January, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stanley and Charlotte Hanna

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Jan 23, 1997
date

Stanley J. Wood
NOTARY PUBLIC

My Commission Expires: 1/1/98

MICROFILMED

97-338-A

ZONING DESCRIPTION FOR 1210 BELFAST ROAD, SPARKS, MD 21152

AS RECORDED IN DEED LIBER 2654 FOLIO 98

N. 82° 52' W. 142.0 ft.,

N. 15° 50' E. 212.5 ft.,

S. 82° 52' E. 124.33 ft.

S. 11° 03' 15" W. 210.6 ft. to place of beginning

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 032613

ITEM # 338

DATE 2-11-97

ACCOUNT R-001-6156

AMOUNT \$ 50.00

RECEIVED
FROM:

HANNA

1210 BELFAST RD.

FOR: 0102 ADM. VARIANCE

R.T.

CASH # 97-338 A
1210 BELFAST RD. BALTIMORE, MD 21202
FEB 11 1997

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-338A

Petitioner/Developer: STAN, HANNA, ETAL
ADMIN. VARIANCE

Date of Hearing/Closing: 3/10/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1210 BELFAST RD.

The sign(s) were posted on

2/13/97

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe, 2/14/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

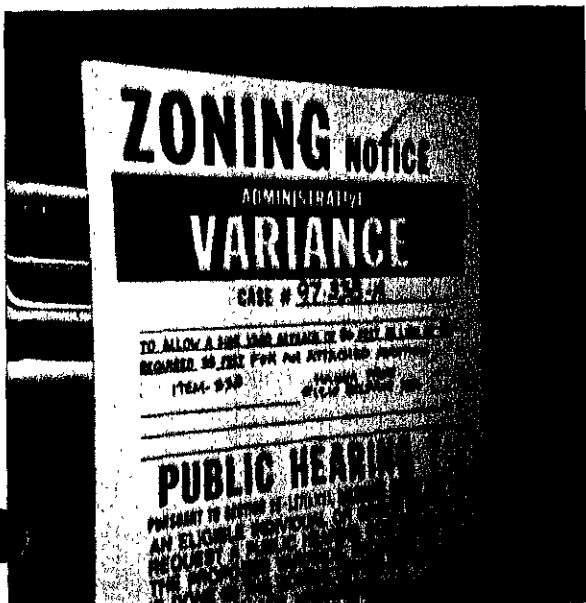
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



97-338-A
#1210 BELFAST RD
HANNA

2/13/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 2-23-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

SECT. 1A.D.1.3.B.3. Case No.: 97-338 A

To permit a side yard setback of 30 FT.
in lieu of the required 35 FT. for an attached
addition.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

3-10-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 338

Petitioner: Stanley J. Hanna

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STANLEY J. HANNA

ADDRESS: 1210 BELEAST RD

SPARKS, MD 21152

PHONE NUMBER: 410/472-4709

AJ:ggs

(Revised 09/24/96)

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-338-A

1210 Belfast Road

N/S Belfast Road, 165' +/- E from c/l Chilcoat Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Stanley J. Hanna and Charlotte C. Hanna

Post by Date: 2/23/97

Closing Date: 3/10/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Stanley and Charlotte Hanna



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: February 27, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 321, 335, 338, 340, 341, and 343

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

_____ Attach original petition

Due Date 3/3/97

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gj*

Subject: Zoning Item # 338

Hanna 1210 Belfast Road, Sparks

Zoning Advisory Committee Meeting of 2/24/97

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X_____ Ground Water Management: A request for a variance for setback from well to house is required. Please contact Ground Water Management at 887-2762 for more information.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 2.21.97
Item No. 338 (RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

10

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#336 --- CAM

1. No review information on bottom of variance petition.
2. Sign form incomplete.

#337 --- JCM

1. Need authorization for person signing for legal owner.
2. Need printed name of person signing for contract purchaser.
3. Sign form incomplete.

#338 --- RT

1. No section number or request wording on petition form.

#339 --- MJK

1. Sign form incomplete.

#340 --- MJK

1. No telephone number for legal owner.
2. Notary section is incomplete.

#341 --- JRF

1. Notary section is incomplete - doesn't have notary seal, among other things.

#342 --- JCM

1. Sign form incomplete.

#343 --- JRF

1. Sign form incomplete.

97-338-ADate 1/18/97

TO WHOM IT MAY CONCERN:

We, the undersigned, are adjacent neighbors to Stanley J. and Charlotte C. Hanna, who are planning a room addition to their home at 1210 Belfast Road, Sparks, MD 21152.

The purpose of this letter is to state that we do not object in any way to this room addition.

James J. Morley
SignatureJames P. Morley
Signature1210 Belfast Rd.Sparks MD 21152
Address

RECEIVED

97-338-ADate 1/18/97

TO WHOM IT MAY CONCERN:

We, the undersigned, are adjacent neighbors to Stanley J. and Charlotte C. Hanna, who are planning a room addition to their home at 1210 Belfast Road, Sparks, MD 21152.

The purpose of this letter is to state that we do not object in any way to this room addition.

Daniel R. Hanna
Signature

Jane C. Hanna
Signature

1208 Belfast Rd.

Sparks, Md. 21152
Address

RECORDED

97-338-ADate January 18, 1997

TO WHOM IT MAY CONCERN:

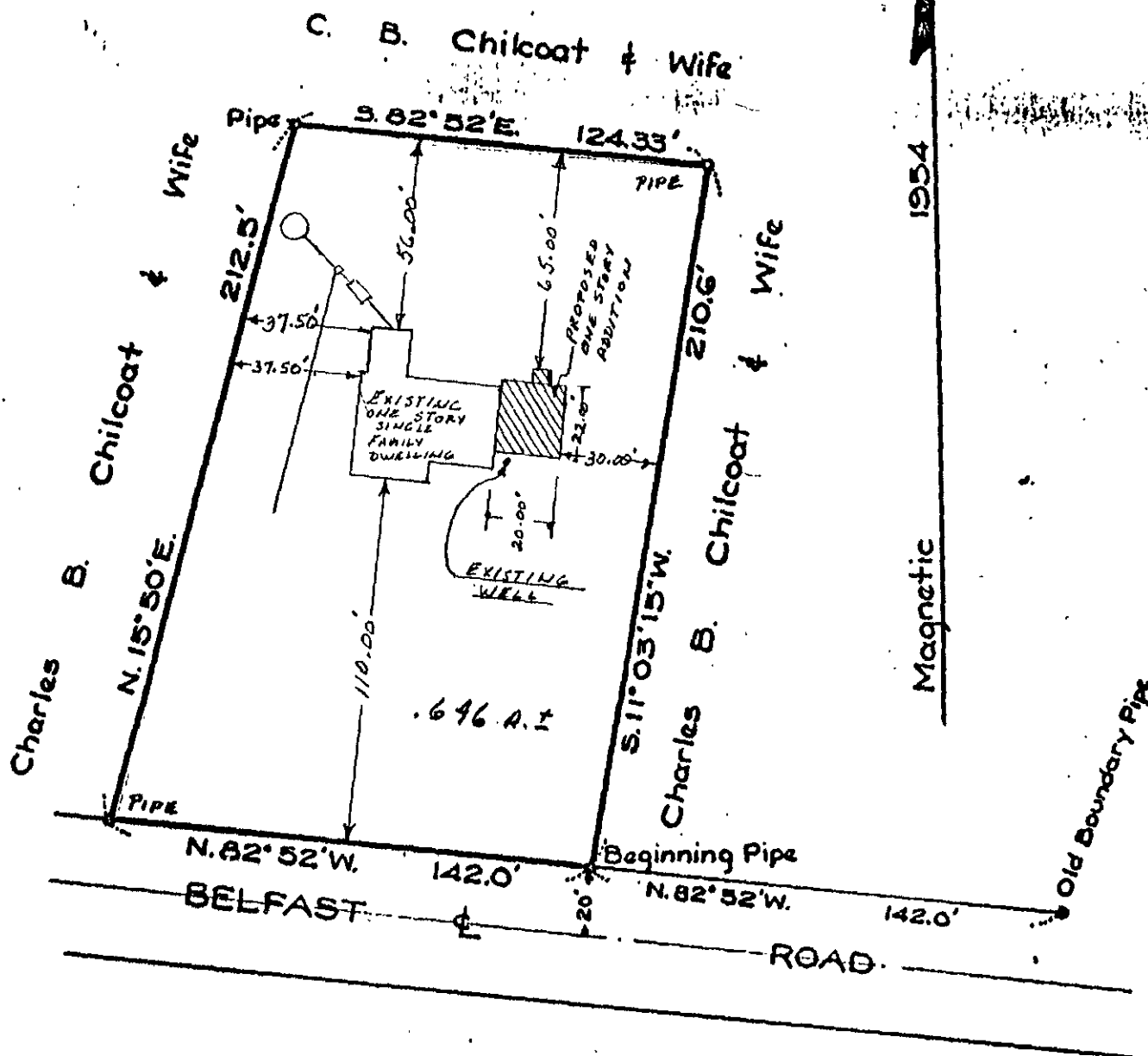
We, the undersigned, are adjacent neighbors to Stanley J. and Charlotte C. Hanna, who are planning a room addition to their home at 1210 Belfast Road, Sparks, MD 21152.

The purpose of this letter is to state that we do not object in any way to this room addition.

Robert W. Stanhope
Signature

Sara Stanhope
Signature

13555 Chilcoat Road
Sparks, Maryland 21152
Address



97-338-A

FOR

STANLEY HANNA & WIFE

8TH DISTRICT, BALTIMORE COUNTY, MD.

SCALE 1" = 50'

SEPTEMBER 16, 1954

H. S. Morfoot

H. S. MORFOOT & ASSOCIATES

STATE REGISTERED ENGINEER & SURVEYOR

UPPERCO, MD.-PHONE 1AMPSTEAD 4725

C.A. Myers

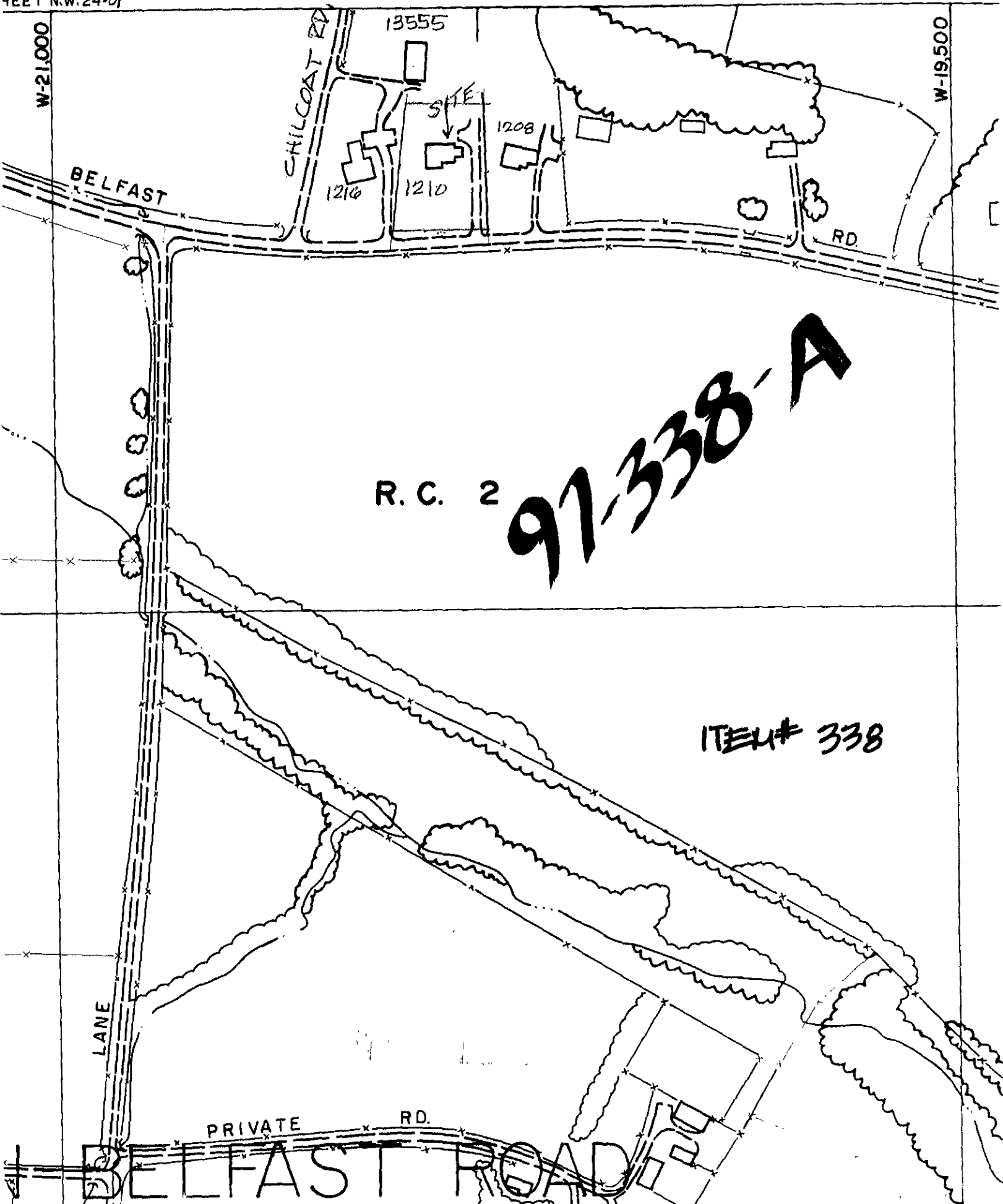
MICROFILMED

ITEM # 338

RM 206

● NW 23-~~2~~D

FEET N.W. 24-D)



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1210 BELFAST ED. SPARKS, MD

see pages 5 & 6 of the CHECKLIST for additional required information

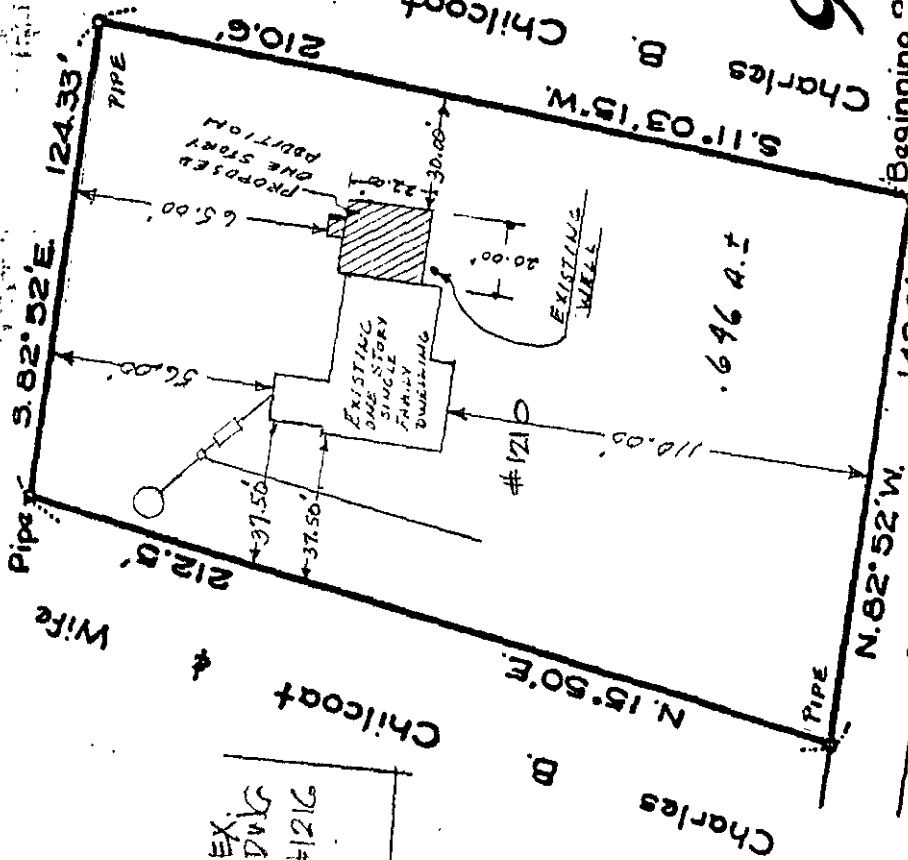
Subdivision name: _____

plat book # _____, lot # _____, section # _____

LIBER 2654 FOLD 98

OWNER: STANLEY J. & CHARLOTTE C. HANNA

C. B. Chilcoat & Wife



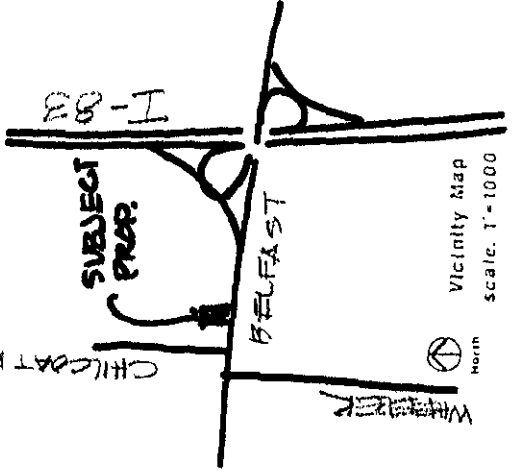
97-338-A

Norm BELFAST

date: 2-11-97

prepared by: S. HANNA

scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District 8
Councilmanic District 3

1" = 200' scale map NW 23D

Zoning: RC2

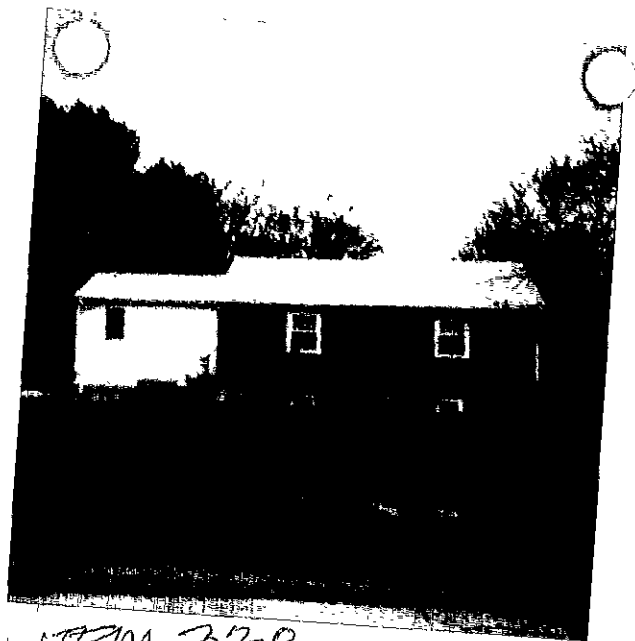
Lot size: .646 ± acreage 28139 square feet

SEWER: ☐ PUBLIC ☒ PRIVATE
WATER: ☐ PUBLIC ☒ PRIVATE
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NA

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

RT 338



ITEM 338 97-338-A
WEST SIDE ELEV.



ITEM 338-A
REAR ELEV.



ITEM #338 97-338-A
FRONT ELEV.



ITEM 338 97-338-A
EAST SIDE ELEV.



BALTIMORE COUNTY
ITEM # 338
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION WEST OF PRICEVILLE	SHEET N.W. 23-D
DATE OF PHOTOGRAPHY JANUARY 1986		

UNRECORDED